

18. 4015
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HARRY F. MITCHELL and THELMA G. MITCHELL, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto EDWIN K. VIEIRA and BONNIE B. VIEIRA, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 36 South, Range 11 East of the Willamette Meridian. ①

Subject to: Reservations, including the terms and provisions thereof, including the reservation of all subsurface rights, except water, to the heirs of Susan Hutchinson contained in Patents recorded January 3, 1958 in Deed Book 296 at page 481, Records of Klamath County, Oregon; Subsurface rights (except water) in favor of Glenn D. Ramirez as set out in Sheriff's Deed recorded August 20, 1971 in Volume M-71 at page 8909; Easements and rights of way of record and those apparent on the land, if any.

The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

TOGETHER with an Easement for road and utility purposes over the South 60 feet of that portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23 lying Easterly of Sprague River Highway in Township 36 South, Range 11 East of the Willamette Meridian. Bm. jlm.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 15th day of December, 1972

(SEAL)

Harry F. Mitchell (SEAL)

(SEAL)

Thelma G. Mitchell (SEAL)

STATE OF OREGON, County of Klamath) ss. December 20, 1972
Personally appeared the above named Harry F. Mitchell and Thelma G. Mitchell, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

Before me:

James W. Wesley
Notary Public for Oregon
My commission expires 1-20-76

After recording return to:
Thelma Edith K. Vieira
Bank State Bank
Bath, Oregon 97621

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 20 day of December 1972, at 3:12 o'clock PM, and recorded in book M 72 on page 14656 Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE

By Hazel Drayton County Clerk-Recorder
Deputy

FEE \$ 2.00